



Agenda Item Number: \_\_\_\_\_

## **BERNALILLO COUNTY BOARD OF COUNTY COMMISSIONERS**

**Meeting Date:** September 26, 2006

**Department:** Zoning, Building, and Planning **Staff Contact:** Catherine VerEecke, Program Planner

**TITLE: CONSENT:** Special Use Permit for Specific Use for Garage and Automotive Repair and Auto & Truck Storage (for wrecker service) (CSU-60018)

### **COUNTY PLANNING COMMISSION RECOMMENDATION:** Approval

#### **SUMMARY:**

At the August 2, 2006 public hearing, the County Planning Commission voted (5-0; Commissioners Becerra, Montano excused) to recommend approval of the request to amend the Special Use Permit to include Auto & Truck Storage (for wrecker service) on Tracts B-1, B-2, & B-3, Lands of Montoya & Armijo, SP-87-264, located at 102 Alameda Boulevard NW, zoned A-1 & C-1 with a Special Use Permit for Specific Use for Garage for Automotive Repair (auto paint & body), containing approximately 2.94 acres. The decision was based on the following seven (7) Findings and subject to the following fifteen (15) Conditions.

#### **Findings:**

1. This is a request for the approval to amend the Special Use Permit to include Auto & Truck Storage (for wrecker service) on Tracts B-1, B-2, & B-3, Lands of Montoya & Armijo, SP-87-264, located at 102 Alameda Boulevard NW, zoned A-1 & C-1 with a Special Use Permit for Specific Use for Garage for Automotive Repair (auto paint & body), containing approximately 2.94 acres.
2. The property is located in the Rural Area of the Albuquerque/Bernalillo County Comprehensive Plan and the North Valley Area Plan.
3. Tract B-2 and B-3 has a Special Use Permit for Auto Paint and Body (CSU-87-30) and Tract B-1 has a Special Use Permit for C-1 Uses (CSU-87-51). This Special Use Permit (CSU-60018) supercedes the two existing Special Use Permits on the property.
4. This request is the result of a zoning violation in which the applicant expanded the uses on the site without amending the existing Special Use Permit.
5. The request is consistent with Resolution 116-86 in that changed neighborhood conditions, including the expansion of commercial activities nearby the site, justify the land use change.
6. The request has substantial neighborhood support.

7. The request is consistent with the health, safety, and general welfare of the residents of Bernalillo County.

**Conditions:**

1. Stored vehicles must be located behind a six foot high solid wall. Automobiles shall be stored on a surface of blacktop or equal as per Section 15.B.2.6.b of the Bernalillo County Zoning Ordinance.
2. The second building (“under construction”) shall be limited to 12,000 square feet and shall be limited to a height of 26 feet.
3. Hours of operation for the auto body shop shall be limited to 7 a.m. to 7 p.m. Monday to Saturday. Diesel engines may idle for no more than 15 minutes at any given time. All activities on the site shall comply with the Bernalillo County Noise Ordinance 30-116. There shall be no amplified sound on the site.
4. Lighting shall be site specific and shall comply with the regulations specified in the Alameda Blvd. Design Overlay Zone. Shielded or cutoff lighting fixtures shall be provided so that no fugitive light crosses into adjacent lots.
5. The applicant shall ensure that all existing structures on the site have electrical permits from the Zoning, Building, Planning, and Environmental Health Department.
6. Site development shall comply with the regulations of the Alameda Boulevard Design Overlay Zone regarding location of parking, signage, lighting, architectural style (facades, windows, roofs, front setback, building height), landscaping, and front wall.
7. There shall be a solid wall (CMU block) at least six-foot high along the property lines abutting residential uses and a four foot wall along Alameda Boulevard from the existing front parking.
8. There shall be a 15 foot landscape setback along Alameda Blvd. and a 6 foot wide landscaped buffer between the business and the adjacent residential properties to the south. New landscaping shall be installed within six months of the final Board of County Commissioner’s approval.
9. A grading and drainage plan shall be submitted for review and approval to Bernalillo County Public Works within six months of the final Board of County Commissioner’s approval. The plan shall not affect the required number of parking spaces and landscaping shown on the approved site plan. A copy of the approval of the grading and drainage plan shall be submitted to the Zoning, Building, Planning, and Environmental Health Department.
10. A driveway permit shall be obtained from the New Mexico Department of Transportation within six months of the final Board of County Commissioners’ approval. A copy of the approval shall be provided to the Public Works Division and to the Zoning, Building, Planning, and Environmental Health Department.
11. The applicant shall provide the following to the Bernalillo County Office of Environmental Health within six months of the final Board of County Commissioner’s approval:
  - copies of all City of Albuquerque Air Quality Div. Permits for soil/surface disturbance

- [fugitive dust] and spray paint booth
  - a sewer and water availability statement and evidence of connection to Albuquerque/Bernalillo County water and sewer service.
  - a hazardous materials handling plan
12. The applicant shall comply with all applicable Bernalillo County ordinances and regulations.
  13. The Special Use Permit shall be issued for a period of twenty (20) years.
  14. A revised site development plan consistent with the Conditions of Approval shall be submitted for review and approval to the Zoning Administrator within two months after the final Board of County Commissioners' approval. The revised site plan shall include information on signage, paving in accordance with Zoning Ordinance requirements, and landscaping irrigation and maintenance.
  15. The foregoing conditions shall become effective and shall be strictly complied with immediately upon execution or utilization of any portion of the rights and privileges authorized by this Special Use Permit.

**ATTACHMENTS:**

1. County Planning Commission Notice of Decision Letter (August 4, 2006)
2. County Planning Commission Information Packet.
3. Site Plan (Commissioners Only).

**STAFF ANALYSIS SUMMARY**

**ZONING, BUILDING & PLANNING DEPARTMENT:**

Staff Recommends Approval